

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 24, 2010

TO: Building and Development, Zoning Marilee Seigfried (3) MS 60
(Theresa Stein)

FROM: Marchant Schneider, Project Manager

SUBJECT: **ZMAP 2010-0001, SPEX 2010-0003**
HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY
SCHOOL SITE, GOSHEN ROAD ASSEMBLAGE

(PROFFER - SPEX CONDITIONS OF APPROVAL REVIEW)

DUE DATE: **SEPTEMBER 7, 2010**

COMMENT:

Hi, Marilee: Please coordinate to have the zoning proffer team or other appropriate staff member review the enclosed draft conditions of approval dated August 24, 2010 and draft proffer statement dated August 2010. The application has been “double-advertised” and is scheduled for Board of Supervisors public hearing on October 12, 2010. The conditions of approval and proffer statement have not been reviewed by the County Attorney’s office. Theresa Stein is the referral writer.

(Note: Please provide one paper copy to Project Manager as well as one electronic copy of referral comments to Marchant.Schneider@loudoun.gov If you have any questions, please contact me at 703-771-5669)

Thank you for your assistance!

Please find the enclosed information for your review:

1. Information Sheet
2. Draft Conditions of Approval dated August 24, 2010
3. Draft Proffer Statement dated August __ 2010
4. Plat dated March 8, 2010, and revised through August 18, 2010

NOTE: Please see LMIS application documents for additional information. Agencies outside the County can view documents at www.loudoun.gov/lola.

ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School
Goshen Road Assemblage

APPLICANT

REPRESENTATIVE: Loudoun County School Board
Dr. Sam Adamo, Executive Director and
Sara Howard-O'Brien, AICP, Land Management Supervisor
21000 Education Court, Suite 220
Ashburn, VA 20148
571-252-1156
sara.howardobrien@loudoun.k12.va.us

OWNERS: Loudoun County School Board / Stone Ridge Community

PROPOSAL: A **Zoning Map Amendment** to rezone three (3) acres of land, MCPI 248-48-6530 from PG-GI to TR1UBF, and a **Special Exception** to allow a high school (HS-7) and an elementary school on approximately 97.16 acres of land zoned TR-1UBF (including the 3 acres to be rezoned).

ADDRESS: See attached list of subject properties

LOCATION: East and west side of Goshen Road (Route 616) and approximately one mile south of John Mosby Highway (Route 50)

TAX MAP/PIN #: See attached list of subject properties

CURRENT ZONING: TR1UBF & PD-GI

NON-RES. SQ. FT.: Up to 292,000 sq. ft High School
Up to 105,000 sq. ft. Elementary School
Up to 397,000 SF Total

SURROUNDING ZONING/LAND USES:

NORTH	TR1UBF	Stone Ridge
SOUTH	TR1UBF & PDH-4	Westport & CD Smith
EAST	PDH-4	Stone Ridge
WEST	TR1UBF	Westport

ELECTION DISTRICT: Dulles